



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 8, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002992**
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1000390**
06DRB-00162 Major-Vacation of
Public Easements
06DRB-00163 Minor-Prelim&Final Plat
Approval
- HALL SURVEYING CO. agent(s) for STUART C
SHERMAN request(s) the above action(s) for all or a
portion of Tract(s) H-4-A, **VENTANA SQUARE @
VENTANA RANCH**, zoned SU-1 for restricted C-2
uses, special use zone, located on PARADISE BLVD
NW, between UNIVERSE BLVD NW and VIVALDI
NW containing approximately 1 acre(s). (B-10)
**THE VACATION WAS APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE. THE
PRELIMINARY AND FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO
TRANSPORTATION FOR PUBLIC SIDEWALK
EASEMENTS AND PLANNING FOR 15-DAY
APPEAL PERIOD AND TO RECORD.**
3. **Project # 1000539**
06DRB-00176 Major-Vacation of
Public Easements
06DRB-00177 Minor-Vacation of
Private Easements
06DRB-00178 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for HOPE
CHRISTIAN SCHOOL INC request(s) the above
action(s) for all or a portion of Block(s) 11, Tract(s) A,
Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1,
NORTH ALBUQUERQUE ACRES UNIT A, zoned
SU-1 for private school, special use zone, located on
PASEO DEL NORTE NE, between SAN PEDRO DR
NE and LOUISIANA BLVD NE containing
approximately 7 acre(s). [REF: Z-87-42, DRB-95-461,
Z-95-4, Z-96-126, Z-98-65] (D-18) **THE
VACATIONS WERE APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE. WITH THE
SIGNING OF THE INFRASTRUCTURE LIST DATED
3/8/06 THE PRELIMINARY PLAT WAS APPROVED.
THE FINAL PLAT WAS INDEFINITELY DEFERRED
FOR THE SIA.**

4. **Project # 1002176**
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS**, zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1003470**
06DRB-00165 Major-Vacation of Pub Right-of-Way
- WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1**, located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL COMMENT: THE REQUIRED WATER LINE EASEMENTS ARE RETAINED/GRANTED WITH THE REPLAT.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1002808**
06DRB-00266 Minor-SiteDev Plan
BldPermit
- NCA ARCHITECTS agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
- 06DRB-00242 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8-A & 10-A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on SAUL BELL RD NW, between OLIVER ROSS DR NW and BLUEWATER RD NW containing approximately 6 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
7. **Project # 1004474**
06DRB-00243 Minor-SiteDev Plan
Subdivision/EPC
- COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **THE SITE PLAN FOR SUBDIVISION WAS**

APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN.

06DRB-00214 Minor- Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. Project # 1002739

06DRB-00268 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2A, Unit 1A, (to be known as **ANDERSON HEIGHTS, UNIT 2**) zoned R-D, located on 118TH STREET NW NORTH OF DENNIS CHAVEZ NW and containing approximately 25 acre(s). [REF: 05DRB-00681] (P-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004036**
06DRB-00263 Minor-Final Plat
Approval
- HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] *[Indef deferred from 3/8/06]* (H-12/H-13) **THE FINAL PLAT WAS INDEFINITELY DEFERRED.**
10. **Project # 1004721**
06DRB-00264 Minor-Prelim&Final Plat
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-P1, **OAKLAND HEIGHTS** and Tract(s) A, **OAKLAND NORTH**, zoned R-D, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PUBLIC DRAINAGE EASEMENT ON LOT 6A AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**
11. **Project # 1004722**
06DRB-00267 Minor-Prelim&Final Plat
Approval
- DOUG SMITH SURVEYING agent(s) for DAVID GATES request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 8, **EASTRIDGE ADDITION, UNIT 2**, zoned R-1, located on EASTRIDGE CT NE, between HAINES AVE NE and CHELWOOD PARK NE containing approximately 1 acre(s). (J-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MOVING OF LOT LINE AND TO RECORD.**

12. **Project # 1002346**
05DRB-01792 Minor- Final Plat
Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05] [Final plat was Indef deferred 12/15/06 for SIA]* (B-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTES ON MAINTENANCE OF ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project # 1004716**
06DRB-00250 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING LLC agent(s) for CHANT LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALLWOODS**, zoned M-1 light manufacturing zone, located on LUMBER AVE NE, between JEFFERSON ST NE and HARDWARE DR NE containing approximately 1 acre(s). (F-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002730**
06DRB-00265 Minor-Sketch Plat or Plan
- INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on CORONA AVE NE, between VENTURA NE and MENDOCINO DR NE containing approximately 4 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004632**
06DRB-00252 Minor-Sketch Plat or Plan
- MARK SNAPP agent(s) for AMBERLY PYLES request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION**, zoned SU-2/MR residential zone, located on ARNO ST SE, between CROMWELL AVE SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06ZHE00037, 06ZHE00038, 06ZHE00039, 06ZHE00040, 06ZHE00041, 06ZHE00049] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1004387**
06DRB-00269 Minor-Sketch Plat or Plan
- EDWARD FITZGERALD ARCHITECTS agent(s) for SPRUCE PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned O-1, located on ENCINO PL NE, between LAS LOMAS NE and ROMA NE containing approximately 1 acre(s). [REF: 05DRB01332] (J-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1004720**
06DRB-00262 Minor-Sketch Plat or Plan
- RALPH GREENE request(s) the above action(s) for all or a portion of Lot(s) 2, 3 & 4, Block(s) K, **HIGHLANDS ADDITION SOUTH**, zoned SU-2/NCR, located on BROADWAY BLVD SE and HAZELDINE SE and containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for February 22 and March 1, 2006. **THE DRB MINUTES FOR FEBRUARY 22 AND MARCH 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.